

ET 0494688052

CLAIMS

Sub A1

1. A real estate information exchange process and system, comprising:
 - (a) a database that is accessible by connection to an area network;
 - (b) means for sharing MLS property information between a first real estate agent and a client; and
 - (c) means for sharing MLS property information between said first real estate agent and a second real estate agent.

PATENT DRAWINGS

2. A real estate information exchange process and system, comprising:

- (a) a database that is accessible by connection to an Internet network;
- (b) means for sharing MLS property information between a first real estate agent and a client; and

- (c) means for sharing MLS property information between said first real estate agent and a second real estate agent.
3. The real estate information exchange process and system of claim 2 including means for periodically updating said database with current MLS information.
4. The real estate information exchange process and system of claim 2 wherein said real estate agent is provided access to said system subsequent to the payment of a fee.
5. The real estate information exchange process and system of claim 2 wherein said client is provided access to said system subsequent to said client electing to work with said first real estate agent whereby said client must first agree to have said first real estate agent represent said client by accepting an online "Client Commitment".
6. The real estate information exchange process and system of claim 5 wherein said first real estate agent includes one

of a plurality of real estate agents, each of whom are included in said database as a current subscriber.

7. The real estate information exchange process and system of claim 5 wherein said system is adapted to maintain a file of favorite properties that are selected by said client.
8. The real estate information exchange process and system of claim 7 wherein said system provides updates to said client regarding a change in status of any of said favorite properties.
9. The real estate information exchange process and system of claim 2 wherein said client includes a prospective seller of a real estate property.
10. The real estate information exchange process and system of claim 2 wherein said client includes a prospective buyer of a real estate property.

- PCTM 2014-00000000000000000000000000000000
11. The real estate information exchange process and system of claim 2 wherein said first agent includes a plurality of first agents.
 12. The real estate information exchange process and system of claim 2 wherein said first agent includes a listing agent of a real estate property.
 13. The real estate information exchange process and system of claim 2 wherein said system is adapted to provide to said client a graph of a percentage of real estate properties that are currently in escrow as compared with a total number of real estate properties that are offered for sale in a predetermined geographical area.
 14. The real estate information exchange process and system of claim 2 wherein said system is adapted to provide to said client a listing of comparable properties selected by the listing agent that have sold with a property that is offered for sale.

15. The real estate information exchange process and system of claim 2 wherein said system is adapted to provide to said first agent access to any of the features that are available to said client.

16. The real estate information exchange process and system of claim 2 wherein said first agent is a listing agent for a real estate property that is offered for sale and wherein said first agent is adapted to post to said system a list of comparable properties with respect to said real estate property.

17. The real estate information exchange process and system of claim 5 wherein said first agent is able to view a favorite properties file of said client.

18. The real estate information exchange process and system of claim 5 wherein said first agent is able to view a listing of the most recent properties that are for sale that have been viewed by said client.

19. The real estate information exchange process and system of claim 2 wherein said first agent is able FAX to said system a disclosure of property defects, and wherein said disclosure of property defects is available for viewing by said second real estate agent.

20. The real estate information exchange process and system of claim 2, wherein a client commitment form is made available to said client upon an initial login that is required for both buyers and sellers to complete in order for said client to gain access to said system.

21. The real estate information exchange process and system of claim 2, wherein an agent is able to view a saved property search criteria of said client.

22. The real estate information exchange process and system of claim 2, including means for alerting an agent when said client registers on said system.

~~23.~~ The real estate information exchange process and system of claim 22, wherein said means for alerting includes transmittal of an email to said agent.

24. The real estate information exchange process and system of claim 2, including means for alerting an agent when said client selects said agent to represent said client..

25. The real estate information exchange process and system of claim 24, wherein said means for alerting includes transmittal of an email to said agent.

26. The real estate information exchange process and system of claim 2 wherein said system serves as a clearinghouse for a listing agent to input information regarding an upcoming listing prior to said listing being placed in said MLS service and for at least one other agent to retrieve said information prior to said listing being placed in said MLS service.

27. The real estate information exchange process and system of claim 2 including means for alerting said agent providing said client is a client of said agent subsequent to said client accessing said system.

28. The real estate information exchange process and system of claim 27 wherein said means for alerting said agent includes transmitting an email to said agent.

29. The real estate information exchange process and system of claim 2 including a listing agent and wherein said system is adapted to provide to said listing agent a report showing how many times the listing was viewed on-line by another user of said system and how many times the listing was saved to a "favorites file" of said another user.

30. The real estate information exchange process and system of claim 29 wherein said listing agent is provided with the identity of an agent representing said another user.

31. The real estate information exchange process and system of claim 30 wherein said listing agent is provided with information if the agent viewed and saved the listing in said "favorite file".

32. The real estate information exchange process and system of claim 31 wherein said listing agent is provided with information if said another user viewed and saved the listing in said "favorite file".

33. The real estate information exchange process and system of claim 2 wherein said first agent includes a listing agent and wherein said system is adapted to provide to said listing agent a comparison of activity regarding a listing that is posted to said system by said listing agent as compared with the activity of other listings in a predetermined area and price range that are comparable with said listing.